



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, April 2, 2008, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Ron Santos, Jill Arabe, Andrew Gonzales, Rami Talleh,
Pamela Avila (recording secretary)

MINUTES: None

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2008-004/CONDITIONAL USE PERMIT NO. 2008-007 (YEAGER RESIDENCE)

APPLICANT: Richard Okimoto

REQUEST: **CDP:** To permit demolition of an existing dwelling and construction of an approximately 4,981 sq. ft., 34 ft. tall single-family dwelling with an attached two-car garage; **CUP:** To permit a single-family dwelling with (a) approximately 500 sq. ft. of third floor habitable area and (b) an overall building height exceeding 30 ft. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 3282 Falkland Circle, 92649 (terminus of Falkland Circle, east of Channel Lane)

PROJECT PLANNER: Ron Santos

STAFF RECOMMENDS: Approval based on suggested findings and conditions of approval.

2. PETITION DOCUMENT: SPECIAL PERMIT NO. 2008-001 (FRANCO RESIDENCE)

APPLICANT: Craig Woolbert

REQUEST: To permit 51% lot coverage in lieu of the maximum allowed 50% lot coverage in conjunction with a 450 sq. ft. addition to an existing two-story single-family dwelling.

LOCATION: 445 Lake Street, 92648 (west side of Lake Street, south of Pecan Avenue)

PROJECT PLANNER: Jill Arabe

STAFF RECOMMENDS: Approval based on suggested findings and conditions of approval.

AGENDA
(Continued)

- 3. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 2007-044; COASTAL DEVELOPMENT PERMIT NO. 2007-018 (HERMAN RESIDENCE)**
- APPLICANT: Greg Howell
- REQUEST: **CDP:** To permit the demolition of an existing dwelling and construction of an approximately 6,208 sq. ft., 35 ft. tall single-family dwelling with a 602 sq. ft. attached garage; **CUP:** To permit a single-family dwelling with (a) an approximately 1,107 sq. ft. 3rd floor habitable area, (b) an approximately 148 sq. ft. third story deck, and (c) an overall building height exceeding 30 ft. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout
- LOCATION: 3292 Falkland Circle, 92649 (terminus of Falkland Circle, east of Channel Lane)
- PROJECT PLANNER: Andrew Gonzales
- STAFF RECOMMENDS: Approval based on suggested findings and conditions of approval.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.